



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

P.O. Box 1030, Edenton, NC 27932
108 East King Street, Edenton, NC 27932
Phone 252-482-5618 FAX 252-482-5920



Chowan County Planning Board Minutes

June 17, 2003

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, Craig Blanchard, Kathy Williams, Fred Smith, Jim Leggett, & Shawn Kooyman

Staff Present: Cliff Copeland, County Manager
Elizabeth Bryant, Planning Director

Chairman Roger Spivey called the meeting to order.

The minutes from the April 15, 2003 meeting were approved.

Mr. Copeland introduced Elizabeth Bryant as the new Director of the Edenton-Chowan Planning Department. Ms. Bryant stated that she looked forward to working with the Board and was glad to be in Edenton & Chowan County.

Mr. Copeland indicated that he would like to schedule a joint meeting of the Chowan County Commissioners and the Planning Board to discuss planning goals for the upcoming year.

Items for Review:

Wharf Landing Planned Use Development

Ms. Bryant presented the preliminary plat and gave the staff recommendations as follows: 6" water main and 2 fire hydrants be installed. All roads should be platted as private. Provide County approved name of subdivision and street. Consider widening pavement from 18' to 20' for adequate fire truck/EMS vehicles. Be sure cul-de-sac has 50' radius. Note if any floodplain is on map. Show intentions for drainage. Show water lines, utilities, septic. Note open space calculation on plan. Note handicapped parking and landscaping specs on final plat. Will need guarantee for "surety" of improvements. Provide \$268.00 review fee.

Mr. Paul Waff presented the application on behalf of Waff Contracting and stated that he agreed with the proposed conditions, and noted those corrections to the preliminary plat

requested by the Chowan County Technical Review Committee. Mr. Waff reviewed the building plans, the green-space and proposed waterfront boardwalk, the aesthetics of the buildings, and the phasing proposed.

Mr. Copeland asked Mr. Waff to explain his target demographic and to discuss the additional tax base that would be brought to the County.

Mr. Waff explained that the target demographic for this development would be mostly retirees, with some seasonal rental, and that the economic benefits from this project would be significant.

Mr. Copeland explained that this project could equal roughly \$240,000 in tax revenue for the County, and that because of the target demographic, the growth in population brought by such development would not cause undue stress on the County's educational or law enforcement systems. In addition, the medical community would see an increase in business.

Mr. Blanchard asked Mr. Waff where his current shop would be located after development, and Mr. Waff indicated it would be move to another site on Waff Construction property.

Ms. Williams asked Mr. Waff about plans for sewage abatement, and Mr. Waff stated that he had received the permits for one building (the initial construction) for sewage.

Mr. Kooyman asked if this would require a force main pump, and Mr. Waff confirmed that it would. Mr. Kooyman also asked that Mr. Waff note the legal easements and accurate property boundaries on his final plats. Mr. Kooyman asked about the building setbacks and required setbacks from the Chowan River.

Ms. Bryant explained to the Board that with the approval of Mr. Waff's plat as a Planned Unit Development, the Board could amend the setback requirements at their discretion as long as sufficient open space and preservation of significant natural features was ensured.

Ms. Williams asked when the Board would approve the setback widths, and Ms. Bryant indicated that the Board was giving conditional approval with their affirmation of the preliminary plat, but would again review the Wharf Landing PUD when it appeared before them for final plat approval. The Board would recommend approval of the final plat (and its conditions) to the County Commissioners for final approval.

Mr. Kooyman asked Mr. Waff to address storm-water and county water requirements. Mr. Waff indicated that the State Department of Environment and Natural Resources had given approval based on the fact that his existing industrial use created a much worse storm-water problem than his proposed project. Mr. Waff explained that the county 6" mainline would supply water to the development, with the exception of the sprinkler systems, which would be supplied by a dry pump station.

Mr. Copeland indicated that an agreement had been reached with Mr. Waff that he reimburses the County for the additional expense of enlarging the previously planned 4" water line extension to a 6" extension which would provide for general water consumption.

Mr. Leggett asked Mr. Waff if the roads for the project would be private, and Mr. Waff confirmed that they would be private but built to state specifications.

Mr. Kooyman and Ms. Williams asked Mr. Waff to address flood plain issues, and Mr. Waff indicated that the development is proposed at 5 to 6 ft above the flood plain (the ground floors) in an area that has not previously flooded.

Mr. Kooyman asked about the paving and parking for the initial final plat, and Mr. Waff indicated that the road to the first planned building would be entirely paved and that half of the parking would be paved. Mr. Kooyman asked that the road and parking be drawn as paved/unpaved on the final plat.

Chairman Spivey asked for a motion to approve the preliminary plat with the conditions of the Technical Review Committee.

Mr. Blanchard so moved, and Ms. McDaniel gave a second.

The preliminary plat was unanimously approved (7-0)

New Business

Chowan County Subdivision Regulations -- Family Exemption Policy

Ms. Bryant presented the Board with findings from other jurisdictions regarding the family exemption to subdivision regulations.

Ms. Williams asked in which area of the County was the family subdivision exemption most abused. All areas of the County are experiencing problems with the exemption.

Mr. Blanchard indicated that Perquimans County's family exemption policy was particularly adept at addressing the issue of sale of the property without necessary improvements, and asked staff to gather more information about Perquimans County's policy for the next meeting.

Ms. Williams also suggested that Mr. John Morehead be invited back to speak at the next County Planning Board meeting to further clarify his concerns and position regarding family exemption.

With no further business, the meeting was adjourned.